



*City of Las Vegas*

Agenda Item No.: 100.

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JUNE 15, 2016**

**DEPARTMENT: PLANNING**  
**DIRECTOR: TOM PERRIGO**

☐ Consent ☒ Discussion

**SUBJECT:** VAR-6387 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JUAN CORTEZ CARACOZA AND IRENE DOMINGUEZ CORTEZ CARACOZA - For possible action on a request for a variance TO ALLOW AN EXISTING 625 SQUARE-FOOT ACCESSORY STRUCTURE (SHED) PLAZED IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED, AND TO ALLOW AN EXISTING SIX-FOOT SOLID RETURN WALL WHERE TWO FEET IS ALLOWED WITHIN THE FRONT YARD on 0.34 acres at 1601 Leonora Lane (APN 18-24-814-017), R-D (Single Family Residential-Restricted) Zone, Ward 5 (Barlow) [PRJ-63763] - Staff recommends DENIAL. The Planning Commission (4-0 vote) recommends APPROVAL.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**1**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**3**

**City Council Meeting**

**4**

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (4-0 vote) recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest/Support Postcards
7. Backup Submitted at the May 10, 2016 Planning Commission Meeting

Motion made by RICKI Y. BARLOW to Hold in abeyance to 8/3/2016

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

BOB COFFIN, RICKI Y. BARLOW, LOIS TARKANIAN, CAROLYN G. GOODMAN, STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-STAVROS S. ANTHONY); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

## CITY COUNCIL MEETING OF: JUNE 15, 2016

IRENE CORTEZ showed a picture of her property and requested approval.

PETER LOWENSTEIN, Project Section Manager, reported that staff considers this a self-imposed hardship because construction took place without a building permit.

COUNCILMAN BARLOW discussed with MR. LOWENSTEIN that a gazebo and a wall were being constructed. The wall exceeds the height requirement. Construction on the gazebo started without a building permit. In February, plans were submitted to Building and Safety for the gazebo.

COUNCILMAN BARLOW asked why construction started without permit. MS. CORTEZ said she did not have any excuses. She first wanted to build a casita but was told that it would be difficult to get a permit for a casita because of the kitchen. Therefore, she decided to build the gazebo in the front which she uses as a backyard. COUNCILMAN BARLOW opted to hold this matter in abeyance so that he could visit the site in the interim with Planning and Building and Safety staff members.

COUNCILWOMAN HARKANIAN confirmed with MS. CORTEZ that her neighbors were in support.

MAYOR GOODMAN declared the Public Hearing closed.

